

Property Data Report

3 Nymboida Street, South Coogee, NSW, 2034

| PROPERTY IDENTIFICATION | | | | | |
|---------------------------|--------------------------------------------|-----------------------|--------------------------|-------------------------|---------------------|
| Address | 3 Nymboida Street, South Coogee, NSW, 2034 | Property ID | 6256699 | State | NSW |
| Report Date | 2025-11-09 | | | | |
| LOCATION | | | | | |
| Council Area | Randwick | Postcode | 2034 | Locality | SOUTH COOGEE |
| Coordinates | -33.933505, 151.255112 | | | | |
| SITE DETAILS | | | | | |
| Zone Code | A | Zone Description | Residential | Site Value | \$245,000 |
| Valuation Date | 1991-07-01 | Dimensions | 14.63/14.71X32/33.58 | | |
| PROPERTY ATTRIBUTES | | | | | |
| Property Type | HOUSE | Property Sub Type | House | Bedrooms | 4 |
| Bathrooms | 3 | Car Spaces | 2 | Lock-Up Garages | 0 |
| Land Area | 480.0 m ² | Calculated Land Area | No | Land Area Source | Other |
| FEATURES | | | | | |
| Development Zone | Low Density Residential | Property Improvements | RESIDENTIAL | | |
| LAST SALE | | | | | |
| Sale Price | \$5,000,000 | Contract Date | 2021-04-24 | Settlement Date | 2021-06-04 |
| Sale Method | Sold At Auction | Sale Type | Unknown | Agency | Ballard Property |
| Agent | James Ball | | | | |
| SALES HISTORY | | | | | |
| Total Sales | 2 sales | Date Range | 1991-10-11 to 2021-04-24 | Total Transaction Value | \$5,351,000 |
| Average Sale Price | \$2,675,500 | | | | |
| LAST ADVERTISING CAMPAIGN | | | | | |
| Campaign Start | 2021-04-09 | Campaign End | 2021-04-24 | Days on Market | 16 |
| Listing Method | Private Treaty | Listing Price | \$3,800,000 | Price Description | Auction 24th April |
| Auction Date | 2021-04-24 | Campaign Agency | Ballard Property | | |
| PARCEL GEOMETRY | | | | | |
| Polygon Rings | 1 ring(s) | Coordinate Points | 5 points | Geometry Type | esriGeometryPolygon |

| HAZARD OVERLAYS | | | | | |
|---------------------------------|------------------------------------|--------------------------|------------------------------------------------------------------|-----------------------|------------------------------------|
| Detected Hazards | Bushfire, Flood, Heritage | | | | |
| EASEMENTS | | | | | |
| Total Easements | 44 easements | | | | |
| INFRASTRUCTURE (5km radius) | | Available Infrastructure | Streets, Railway, Railway Stations, Ferry, Electric Transmission | | |
| OCCUPANCY | | | | | |
| Occupancy Type | Owner Occupied | Confidence Score | Low | | |
| LEGAL | | | | | |
| Title Reference | 4196/752015 | Title Indicator | No More Titles | Fee Code | Sole Owner |
| Owner Code | Private | Lot/Plan | 4196/DP752015 | Parcel Area | 480 m ² |
| Land Authority | Randwick | Legal Description | LOT 4196 DP752015 | | |
| PARCEL GEOMETRY DETAILS | | | | | |
| Geometry Type | esriGeometryPolygon | Spatial Reference WKID | 102100 | Latest WKID | 3857 |
| Property Area (m ²) | 479.77 m ² | Geometry Area | 698.72 m ² | Geometry Perimeter | 114.67 m |
| Polygon Rings | 1 ring(s) | Total Vertices | 5 points | | |
| GEOSPATIAL LAYERS SUMMARY | | | | | |
| Hazard Layers Available | 3 layers | Bushfire | Available (image_check) | Flood | Available (image_check) |
| Heritage | Available (image_check) | Easements | 44 easements found | Easement 1 | 2167 m ² in BANKSMEADOW |
| Easement 2 | 3288 m ² in BANKSMEADOW | Easement 3 | 4366 m ² in ROSEBERY | Infrastructure Layers | 5 layers |
| Streets | Available | Railway | Available | Railway Stations | Available |
| Ferry | Available | Electric Transmission | Available | | |
| MESH BLOCK ANALYSIS | | | | | |
| Analysis Buffer | 2000 meters | Total Mesh Blocks | 254 blocks | | |
| Category Breakdown | | Residential | 213 blocks | Parkland | 25 blocks |
| Education | 10 blocks | Commercial | 5 blocks | Other | 1 blocks |
| Non-Residential Distances | | Total Non-Residential | 41 blocks | Closest | 180.0 m |
| Farthest | 1941.2 m | Average | 1104.4 m | Median | 1024.4 m |
| Top 5 Closest Non-Residential | | #1 Commercial | 180.0 m (Vermont South) | #2 Parkland | 293.9 m (Vermont South) |
| #3 Parkland | 378.3 m (Vermont South) | #4 Commercial | 423.0 m (Vermont South) | #5 Parkland | 541.1 m (Vermont South) |
| MARKET METRICS AVAILABILITY | | | | | |
| Metrics Available | 7/8 metrics | | | | |
| ✓ Sales Volume | | Data Points | 6 (quarterly) | Date Range | 2021-05 to 2022-03 |
| First Value | 3,505,230 | Latest Value | 4,068,399 | Growth | +16.1% |

| | | | | | |
|--------------------------|---------------------------|--------------|---------------|------------|--------------------|
| ✓ Median Sale Price | | Data Points | 6 (quarterly) | Date Range | 2021-05 to 2022-03 |
| First Value | \$34 | Latest Value | \$39 | Growth | +14.7% |
| ✓ Median Value | | Data Points | 12 (monthly) | Date Range | 2021-04 to 2022-03 |
| First Value | \$1,125 | Latest Value | \$1,158 | Growth | +2.9% |
| ✗ Median Vendor Discount | No data returned from API | | | | |
| ✓ Total Listings | | Data Points | 10 (monthly) | Date Range | 2021-04 to 2022-01 |
| First Value | 0 | Latest Value | 0 | Growth | +7.2% |
| ✓ Median Days on Market | | Data Points | 1 (yearly) | Date Range | 2022-01 to 2022-01 |
| First Value | 1 | Latest Value | 1 | Growth | +0.0% |
| ✓ Rental Yield | | Data Points | 1 (monthly) | Date Range | 2021-04 to 2021-04 |
| Latest Value | -0.05% | | | | |
| ✓ Median Asking Rent | | Data Points | 5 (quarterly) | Date Range | 2021-04 to 2021-12 |
| First Value | \$3,956,000 | Latest Value | \$4,742,500 | Growth | +19.9% |

MEDIAN VALUE (AVM) TREND

| | | | | | |
|----------------|--------------|---------------|--------------------------|-------------|--------------|
| Description | Median Value | Period | 2021-04-30 to 2022-03-31 | Data Points | 12 (monthly) |
| Starting Value | \$1,125 | Current Value | \$1,158 | Growth | +2.9% |

MEDIAN SALE PRICE TREND

| | | | | | |
|----------------|-------------------|---------------|--------------------------|-------------|---------------|
| Description | Median Sale Price | Period | 2021-05-31 to 2022-03-31 | Data Points | 6 (quarterly) |
| Starting Price | \$34 | Current Price | \$39 | Growth | +14.7% |

RENTAL MARKET

| | | | | | |
|--------------|------------|------------|------------|-------------|------------------|
| Rental Yield | -0.05% | Yield Date | 2021-04-30 | Median Rent | \$4,742,500/week |
| Rent Date | 2021-12-31 | | | | |

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